

for sale

£210,000



## Beckingham Orton Goldhay Peterborough PE2 5TL

A well-presented three bedroom property located in the popular Orton Goldhay area. On the market with no chain, this terraced house is an ideal purchase for a first time buyer or those looking for an investment opportunity. For more details and to book a viewing, please call 01733 229483.



# Beckingham Orton Goldhay Peterborough PE2 5TL

## Entrance Hall

With laminate flooring, understairs storage and radiator. Doors leading to the kitchen, lounge and cloakroom. Stairs leading to the first floor.

## Cloakroom / Utility Area

With w/c, sink, worktop with splashback, two plumbing spaces and tiled flooring.

## Lounge

13' 5" maximum x 19' 8" ( 4.09m maximum x 5.99m )  
With lino flooring, radiator, window to the rear and doors leading to the conservatory.

## Kitchen

9' 5" x 11' 8" maximum ( 2.87m x 3.56m maximum )

With a range of matching wall and base units with worktop over and splashback, integrated electric oven, gas hob with extractor hood, sink and drainer, laminate flooring, radiator and two windows to the front. Space available for dishwasher and fridge freezer.

## Conservatory

8' 8" x 7' 10" ( 2.64m x 2.39m )

UPVC with half windows and half UPVC panels, plastic roofing, radiator and tiled flooring.



## First Floor Landing

With storage cupboard, loft access with fitted loft ladder, laminate flooring and doors leading to bedrooms one, two and three and bathroom.

### Bedroom One

13' 5" x 8' 11" ( 4.09m x 2.72m )

With laminate flooring, radiator and a window to the rear.

### Bedroom Two

11' 9" x 9' 6" ( 3.58m x 2.90m )

With laminate flooring, radiator and a window to the front.

### Bedroom Three

10' 6" x 9' 10" ( 3.20m x 3.00m )

With laminate flooring, radiator and a window to the rear.

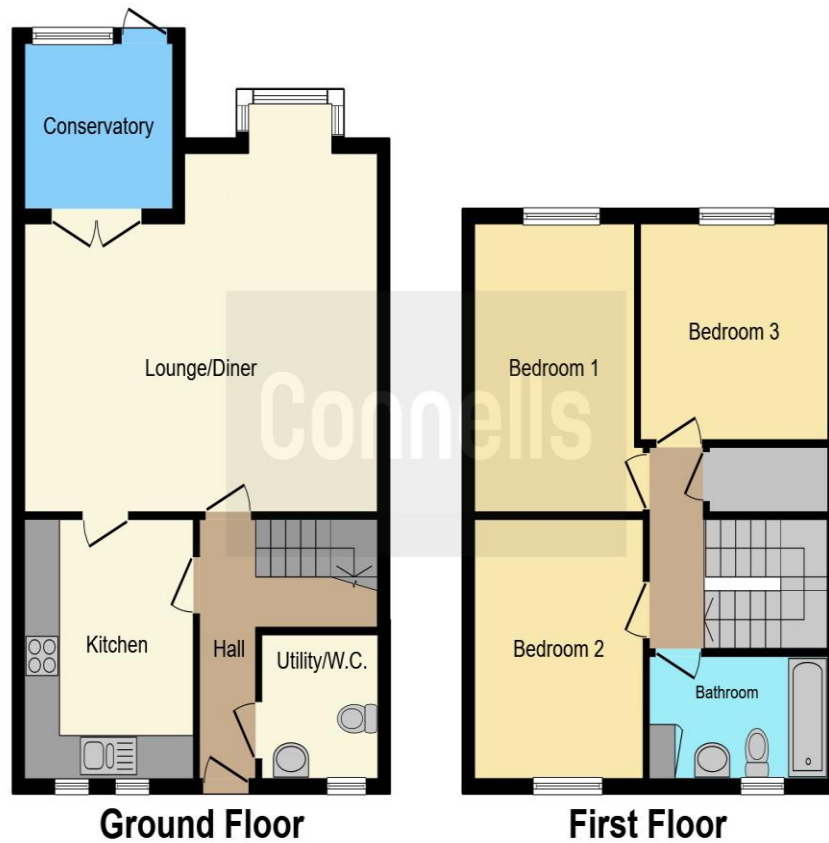
## Bathroom

With w/c, wash hand basin, bath with shower over, part tiled, heated towel rail, frosted window to the front, boiler cupboard and tiled flooring.

## External

The enclosed rear garden is mainly laid to lawn with a path leading from the conservatory. There is a shed base and also a gate to the rear.





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Property Ref: HAH305770 - 0006

**Tenure:** Freehold

**EPC Rating:** C

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